

# **FOR SALE/MAY LET**

**PROMINENT RETAIL PREMISES**

**89 HIGH STREET, TRANENT, EH33 1LW**

- BUSY MAIN STREET FRONTAGE
- EXTENDS TO 2,011 FT<sup>2</sup>
- ON STREET LOADING & PARKING AVAILABLE
- SUITABLE FOR A VARIETY OF USES

**PRICE OFFERS OVER £200,000**

**RENT £17,000 PER ANNUM**



## LOCATION

The subjects are located within Tranent town centre on the south side of the High Street. Tranent lies approximately 12 miles to the east of Edinburgh within East Lothian and has a resident population of approximately 12,000. The population has increased in recent years and further expansion is expected with a number of new housing developments planned including some 1,600 new homes at Blindwells. Nearby occupiers include Ladbroke's, McKinnon Forbes, VPZ and Baguette Express.

## DESCRIPTION

The subjects comprise a double windowed retail unit arranged over the ground floor of a traditional stone built building. Internally, the accommodation comprises a rectangularly shaped front sales area with staff, storage and WC accommodation to the rear. The previous fit-out works include roller shutter door, air conditioning/heating and suspended ceiling.

## ACCOMMODATION

The property has the following Net Internal Areas:

Ground Floor	186.82 m <sup>2</sup>	2,011 ft <sup>2</sup>
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## RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £14,700. Under the current Small Business Bonus Scheme, taper relief may be available.

## EPC

Further details are available on request.

## TERMS

Price, Offers Over £200,000  
Rent £17,000 per annum

All figures are stated exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser or ingoing tenant will be responsible for any LBTT, Registration dues and VAT thereon.

## FURTHER INFORMATION

For additional information please contact:

Chris Paterson | 0131 2284466 | cp@bap.co.uk

Burns and Partners  
25 Rutland Square, Edinburgh, EH1 2BW

